

VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

5. DESIGNS AND LAYOUT

Submit as Exhibit VIII. C.5.b. a narrative description of the basis of the overall architectural and building plan, any unique or defining exterior and interior themes or characteristics and prevailing style. Describe how various aspects of the proposed plans are designed to interrelate and principal decisions as to the layout of the building program, consolidation or segregation of major functions/activities/uses and configuration of the building program to meet any constraints or opportunities presented by the Project Site. Describe how the programmatic and architectural decisions contribute to an overall superior customer experience or address unique challenges or opportunities of the proposed Gaming Facility and Project Site..

Created to both respect and celebrate the surrounding natural landscape – the new Live! Hotel & Casino NY uses bold contemporary forms and materials in both innovative and subtle ways. Designs are created to fully engage and intrigue the visitors whether they be locals or from further afield. As a true integrated resort, Live! Hotel & Casino NY combines an upscale Boutique Hotel, a first class Casino, and a state-of-the-art Performance Venue – Live!, with premier culinary offerings and a high-end Conference Center. It is this range of facilities and their depth of quality, in both design and service, which will differentiate it from any competitors.

The sweeping all-glass Porte Cochere wraps around an animated water feature and verdant landscaping, providing a dramatic entry below the gently curving 12-story Hotel Tower. The Tower is expressed in bold, contemporary architectural solutions, with layered forms seemingly sliding past one another. This reduces the visual massing and presents varied vistas from the surrounding vantage points. High-end guest suites are held in a distinct, sleek box cantilevered from the main tower form – adding tension and intrigue above the main entry. The color and textures of the tower are playful, yet respectful of the natural surroundings – with natural hues and subtle graceful horizontal variations, contrasting with branch-like armatures to give the Tower a depth of quality in design rarely seen in resorts of this magnitude.

At ground level, the facade materials and forms provide for a scale and texture appropriate to the visitor as one approaches the Facility. Undulating stone facades with contrasting horizontal ribbons compliment the sleek Hotel Tower whilst seemingly ‘nestling into’ the ground and native surroundings. Bold graphic details at the corners hint at the excitement within whilst also helping to orientate the visitor.

Although not “themed” in a traditional sense, the visual language of the exterior and interior architecture represents regional materials, colors and textures of rural New York State, reflected in modern, fresh detailing. Inviting exterior Dining Terraces at the signature Restaurants incorporate trellises, canopies, low stone walls and other warm, natural elements, giving human scale to the facades. All design solutions are expressed in a clean, upscale vernacular.

Attachments included:

Exterior Treatments

NY Live! Interior Narrative